



Page 2:

- Haymarket
- Great Neighborhoods!

Page 3:

- North 48th / University Place Plan
- Fleming Fields
- Lincoln Mall

Page 4:

- New Computer Center at One Stop Career Center

North 27th Street: Redevelopment on a Roll

Since the redevelopment "ball" started to roll in 1998, North 27th Street has seen many changes. It began with the new Police Station, followed by the new Walgreens and McDonalds, the ALPS grocery store, the Sterling Village commercial development, the first phase of the People's Health Center, and, completed most recently, the Northbridge Community Center. But that's not all! Take a look at how the ball is still rolling!

27th & Potter

Perhaps the most visible improvement among many this summer is the ***parking lot at 27th & Potter Streets***. Besides improving parking options, the new lot will provide a safer transitional area between Pentzer Park and the child care facilities at Salvation Army and Northbridge Community Center. As part of this project, ***Pentzer Park*** will receive some major improvements this summer. A new playground will be located at the south end of the park, a restroom and shelter will be built, and the ball field will be re-oriented.

Landscaping Revisited

The final inspection was recently completed for the irrigation system and plantings in the ***N. 27th Street medians***. The plants look great now and they should continue to really flourish throughout the summer thanks to the new irrigation system. There are still some bare spots in a few of the medians, but those will be planted by Fall, 2004.

27th & Apple

Urban Development staff members are preparing a ***Request for Proposals (RFP) for the former Carpenter's Union***, located

at 27th & Apple Streets. This area could become a commercial redevelopment that compliments the People's Health Center across the street or greenspace in conjunction with the proposed pedestrian trail. We are looking forward to seeing the responses to the RFP this fall.

Additional Parking at 27th & T

Construction and landscaping of the ***new parking lot*** are complete at the former Midas site at 27th & T Streets, between Sterling Village and Vina Market. The lot will be sold to the adjacent property owners, providing more parking for their businesses.

More Potential Sites

Two blighted and substandard houses have been demolished along the corridor at 444 and 534 N. 27th Street. The lots will be maintained by the City until redevelopment occurs.

CenterPointe

Groundbreaking ceremonies were held May 6, 2004 and construction is well underway for the new ***CenterPointe Adult Residential Center at 26th & P Streets***. The development will provide a transitional area between the neighborhood and two major arterial streets. The facility is planning to open sometime this winter.

Alley Improvements

In conjunction with storm sewer improvements, two alleys just east of the N. 27th Street corridor will be paved this summer. The alley between ***Fair and Potter Streets, from 28th to 29th*** is scheduled for completion by August 1. The other alley, between ***Clinton and Potter Streets just north of***

Clinton Elementary School, will be completed before school starts. It should help ease traffic congestion around the school.

People's Health Center - Phase 2

The People's Health Center provides much needed medical services to residents of the neighborhoods surrounding N. 27th Street, including primary medical care, primary dental care and oral health education, lab and x-ray services.

All those services are being provided from their current building which was the first phase of construction. In January, the US Congress approved the funds to construct the second phase of the People's Health Center. The additional space will allow them to add behavior health services. Construction of phase two is scheduled to begin in early 2005, with completion planned for early 2006.

With all of its changes, North 27th Street will be the "ball game" to watch for years to come.



Above: The North 27th Street medians now have an irrigation system. (Yes, this and similar valves will receive protective covers very soon!)

Below: Architect's conceptual drawing of the CenterPointe facility, looking south from P Street.



HAYMARKET IS "HAPPENING"

In many ways, the Haymarket area is Lincoln's premier destination. Haymarket boasts the region's best Farmers Market, a one-of-a-kind Restaurant Alley and burgeoning arts/antiques scene. Plus, it is only a pedestrian bridge away from Haymarket Park - Lincoln's beautiful new baseball diamond and home to the Saltdogs and the Huskers' baseball and softball teams. Today's Historic Haymarket is as much about Lincoln's future as it is about the city's past. That future is looking even brighter due to a series of investments that promise to make 2005 a banner year for the Haymarket.

Expanded Housing Opportunities

Many Lincolniters already call one of Haymarket's 100 housing units "home". With three new mixed use developments planned for 2005, the Haymarket is poised to take a giant leap towards becoming a true 24-hour live, work and play district.

The Creamery Building at 701 P Street, which is being redeveloped by Sheryl and Rob Alderman, will add approximately 9 loft style condominiums to the existing mix of first and second floor commercial tenants.

Two blocks down 7th Street at **7th and R Streets**, currently the vacant Larson Furni-

ture Building, the team of **Brighton Construction and Hampton Development Corporation** plans to build a new mixed-use building. It will contain up to 42 condominiums, some as large as 2,100 square feet. The new building will also include office and retail space and two levels of underground parking.

And finally the **Salvation Army building complex** at 737 P Street is getting a facelift and complete rehabilitation. The new owners, **B & J Partnership**, are moving forward with plans to add more 8th Street restaurants with outdoor dining, office and retail space, and artist live/work studios.

Together, these developments will expand Haymarket housing options by 50% and will add an exciting mix of shops, studios and retail spaces to the Haymarket scene.

Improved Public Infrastructure

Two years ago the City of Lincoln invested in the Haymarket's future by constructing the 410-stall Haymarket Garage at 9th and Q Streets. In 2004-05 the Urban Development Department will take the lead in another significant public investment in Haymarket - the **8th Street streetscape** project.

The team of **The Clark Enersen Partners**, supported by Haymarket's own **Archival** and **Via Partners**, a St. Louis-based arts consultant, will design streetscape improvements along a five block stretch of 8th Street, from "O" to the base of the Haymarket Park pedestrian bridge. The improvements will include wider sidewalks along the 8th Street docks, pedestrian lighting and other amenities.

It's all part of the Haymarket "happening"!



Architect's rendering of Haymarket Lofts, the planned development for 7th & R Streets, which is currently the site of the vacant Larson Furniture building.

THE URBAN PAGE

Volume 8, Issue 2 Summer, 2004

808 P Street, Suite 400, Lincoln, NE 68508

(402) 441-7606, TDD (402) 441-7615

www.lincoln.ne.gov/city/urban/

Newsletter Staff: Editor - Opal Doerr, Steering Committee - Dan Cain, Troy Gagner, Wynn Hjermstad, Dallas McGee, Jan Norlander-Jensen, Steve Werthmann, Marc Wullschlegler

City of Lincoln: Coleen J. Seng, Mayor

Urban Development Department: Marc Wullschlegler, Director, Dallas McGee, Assistant Director, Ron Cane, Jeff Cole, Kristi Nydahl, Pat Posey Ribeiro

Workforce Investment Program Division: Dan Cain, Manager, Barb Anderson, LeAnn Fry, Sherry Hageman, Bethany Olson

Workforce Investment Administrative Division: Jan Norlander-Jensen, Administrator

Community Development Division: Wynn Hjermstad, Manager, Maggie Aldrich, Ernesto Castillo, Jr., Opal Doerr, Troy Gagner, Diana Michael, Kathy Northrop, Hallie Salem, Bradd Schmeichel

Housing Rehabilitation & Real Estate Division: Steve Werthmann, Manager, Jennie Austin, Michelle Backemeyer, Dave Ensign, Olga Kanne, Sean McClatchey, Erin McGovern, Sandy Ruether, Clint Thomas, Mary Yost

Reprint Policy: Articles may be reprinted as long as *The Urban Page* is cited as the source and the article is reprinted in its entirety with no changes. Please contact the editor for information about reprinting artwork or photos. If you aren't currently on the mailing list and would like to be, please contact the editor.

AA/EEO

Printed on paper with
at least 10%
recycled content.



GREAT NEIGHBORHOODS III

Move over summer movie sequels! **Great Neighborhoods!** is back for its third year, starting August 27th. This series of workshops is a skill-building opportunity for people who are or want to be active in their neighborhoods. The workshops are held at the **F Street Recreation Center** on Friday evenings and Saturday mornings on four non-home game weekends. A light supper precedes the evening workshop and a continental breakfast is offered Saturday mornings. Participants are asked to pay a \$50 registration fee - scholarships are available.

Great Neighborhoods! is sponsored by the City of Lincoln Urban Development Department, Neighborhoods, Inc., and the Heartland Center for Leadership Development. It is made possible by a grant from the **Woods Charitable Fund, Inc. of Lincoln.**

Great Neighborhoods!

2004 Schedule

August 27-28

- Leadership Styles and Practices
- Managing Meetings and Groups

September 17-18

- Strengthening Membership
- Managing Conflict

October 8-9

- Communicating Your Message
- Partnering with City Hall

November 6-7

- Vision into Action
- Fund-Raising Strategies

For more information or registration, call the **Heartland Center for Leadership Development** at 474-7667.

Fleming Fields Dedication

Mayor Coleen J. Seng and the Antelope Valley Partners dedicated the new **Fleming Fields Recreational Sports Park** on June 24th. The 29.5-acre park, at 32nd Street and Leighton Avenue, is part of the neighborhood revitalization section of the Antelope Valley Project.

The new park includes four lighted softball and youth baseball fields, a lighted multi-use sports field, the new Woodside Playground, and about 355 off-street parking stalls. Part of the Dietrich Trail has been relocated, and the lighting has been improved. About 400 new trees have been planted and a multi-purpose play court is also planned.

A grant from the **Baseball Tomorrow Fund** helped to build the new playing fields. The Fund is a joint initiative of Major League Baseball and the Major League Baseball Players Association to promote and enhance the worldwide growth of baseball.

Welcome, Jennie!

Jennie Austin has joined the Urban Development as a Right-of-Way Specialist. Jennie graduated from Lincoln Southeast High School and attended UNL. With experience that she gained in title research and real estate while working in Missouri and Colorado, Jennie has been able to hit the ground running. She is helping ease the heavy workload of Real Estate and Relocation Assistance agents Clint Thomas and Michelle Backemeyer. They coordinate and provide assistance to all City Departments needing real estate acquisition, disposition and relocation services. Combined, Clint and Michelle have 43 years experience in real estate, and Jennie is a great addition to the team.

South Street Streetscape

The Urban Development and Public Works Departments are undertaking a joint streetscape and resurfacing project for South Street between 8th and 18th Streets. Planning for the project has started but there are several alternatives that are being considered before the design stage fully begins.

Lincoln Mall Dedication

Seven score and one year ago, in 1863, President Abraham Lincoln delivered his stirring Gettysburg address. Today we can again be stirred by Lincoln's words.

On July 2, Mayor Seng and representatives of NEBCO officially rededicated Lincoln Mall. The newly refurbished mall now fea-



tures quotes from President Lincoln inscribed on its planters and bus shelters, as well as additional landscape plantings.

The Mall links the State Capitol Building and a statue of "The Gettysburg Lincoln" on 14th Street to the County-City Building and a statue of Lincoln as "The Rail Joiner" on 10th Street.

N. 48th/UP Plan Adopted

In early June, the Lincoln City Council and the Lancaster County Board of Commissioners approved **The North 48th Street/University Place Plan** as an amendment to the **Lincoln-Lancaster County Comprehensive Plan**. The plan addresses neighborhood revitalization and transportation issues in the area generally bounded by 46th to 56th, Francis to Adams Streets.

Development of the plan relied on a partnership between the University Place Community Organization (UPCO), University Place Business Association and Business Improvement District, Nebraska Wesleyan University, and the City of Lincoln. A 35 member task force, representing the partners and others, worked for about a year to develop the plan. The task force discussed issues and reviewed proposals and alternatives. The process was co-managed by the City's Public Works and Utilities and Urban Development Departments and aided by a consultant team from **The Schemmer Associates** and **RDG Planning & Design**.

Next, an implementation team, including many of the same stakeholders, will soon begin work on implementing the plan.

*Above: Douglas Theatre Corporation remains on schedule for a mid-November opening date of **The Douglas Grand**, the 14 screen theater that will occupy most of the block between O, P, 11th and 12th Streets. The bold design of this building guarantees that the Grand will add to the vitality of downtown both in architecture and entertainment offerings.*

*Below: Veryl Goodnight's sculpture, **No Turning Back**, on the southwest corner of 12th and Q Streets, is the latest piece of public art to find a home on the **12th Street Arts Corridor**. More art installations are planned for the months ahead.*



QUARTERLY QUOTE

"Lincoln Mall is a wonderful tribute to Abraham Lincoln for whom our City is named. The recent improvements along the mall include quotes from President Lincoln on planters and in bus shelters. I encourage residents and visitors to enjoy a walk from "The Gettysburg Lincoln" at 14th Street to "The Rail Joiner" at 10th Street and re-discover this beautiful part of our Capital City."

Coleen J. Seng, Mayor of Lincoln

CO-OP COMPUTER LAB OPENS AT ONE STOP

The One Stop Career Center **cooperative computer lab** opened on June 21st. The lab is open for individuals to receive assistance creating resumes, searching for jobs and using Goodwill's self-paced computer tutorials. In mid-July, formal classes will be added, with a focus on basic computer skills, Microsoft Word and creating resumes.

Many partners make the computer lab possible. Beth Vavrina from **Goodwill** is the lab coordinator. Donna Coleman, primary instructor in the lab, and additional staff are working through **AARP. Lincoln Action Program** is providing training for lab instructors.

The lab is financed through infrastructure funds given to the **One Stop Career Center** and a grant specific to the computer lab. The computers were provided through Lincoln Action Program's **Technology Opportunities Partnership**; desks and chairs were donated by **Goodwill** and **Manpower**.

One Stop Career Center staff are excited about using the computer lab to provide one-on-one assistance to job seekers. The lab's first user was John Ette, who was referred to the computer lab for assistance with creating a resume. He described himself as a hunt 'n' peck typist and someone generally uncomfortable using a computer. Beth Vavrina walked John through the process of writing his resume in **Microsoft Word**.

After finishing, John commented that Beth and Donna were very helpful and friendly. He said he'd learned quite a bit about what to include in a resume and how to arrange the information. However, he did think he would need more assistance later. In fact, John expressed a strong interest in taking classes in the lab to learn more!

Staff members testing out the computers described them as zippy and easy to use. Besides **MS Word**, the computers are loaded with **Microsoft Excel**, **Power Point**, **Front Page**, **Pub-**



John and Beth share a chuckle during his resume training.

lisher, **Outlook**, **Internet Explorer** and **Open Office**. A printer is available for lab users.

Possible future plans for the lab include: getting a scanner and projector, increasing operating hours, adding classes, adding staff, and/or providing volunteer experience for job seekers.